086.0	0003	0008.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	826,500 / 826,500
					USE VALUE:	826,500 / 826,500
					ASSESSED:	826,500 / 826,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		MONTAGUE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILVERMAN JONATHAN D
Owner 2:	STIMA TISHA K
Owner 3:	
Street 1:	10 MONTAGUE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JIRAK ANDREW S/EDITH M -
Owner 2:	-
Street 1:	10 MONTAGUE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,455 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1902, having primarily Wood Shingle Exterior and 1907 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6455.000	396,900		429,600	826,500
Total Card	0.148	396,900		429,600	826,500
Total Parcel	0.148	396,900		429,600	826,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.40 | /Parcel: 433.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 54531
GIS Ref:
GIS Ref:
Insp Date: 06/26/12

!7026!

PREVIOUS ASSESSMENT

Parcel ID: 086.0-0003-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	396,800	0	6,455.	429,600	826,400	826,400	Year End Roll	12/18/2019
2019	101	FV	314,400	0	6,455.	423,400	737,800	737,800	Year End Roll	1/3/2019
2018	101	FV	314,400	0	6,455.	325,200	639,600	639,600	Year End Roll	12/20/2017
2017	101	FV	314,400	0	6,455.	306,800	621,200	621,200	Year End Roll	1/3/2017
2016	101	FV	314,400	0	6,455.	282,300	596,700	596,700	Year End	1/4/2016
2015	101	FV	296,400	0	6,455.	263,900	560,300	560,300	Year End Roll	12/11/2014
2014	101	FV	296,400	0	6,455.	243,000	539,400	539,400	Year End Roll	12/16/2013
2013	101	FV	296,400	0	6,455.	243,000	539,400	539,400		12/13/2012

PRINT

Date	Time
12/10/20	21:42:32

LAST REV

Date	Time
11/17/17	11:17:41

danam

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 7026

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JIRAK ANDREW S/	57073-126		6/30/2011		542,000	No	No		
PRICE CYNTHIA/T	33967-236		11/1/2001		499,000	No	No		
LAZARUS MICHAEL	29202-99		10/8/1998	Family	10	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2017	1397	Redo Kit	26,000	C				
6/4/2015	608	Alterati	1,950		6/4/2015			Install sky light
6/18/2010	717	Porch	5,000					REPLACE DECKING &
10/21/2002	881	Siding	3,500					
10/21/2002	881	Siding	35,000					
4/23/1996	131		4,400					GARAGE ROOF+21X16

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2012	Measured	BR	B Rossignol
6/26/2012	Measured	BR	B Rossignol
11/25/2008	Meas/Inspect	163	PATRIOT
2/6/2003	External Ins	PM	Peter M
3/21/2000	Inspected	263	PATRIOT
1/26/2000	Mailer Sent		
1/26/2000	Measured	263	PATRIOT
5/20/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	54531
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6455		Sq. Ft.	Site		0	70.	0.95	6									429,556						429,600	

Total AC/HA: 0.14819 | Total SF/SM: 6455 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 429,556 | Spl Credit | Total: 429,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1902	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26331782
Const Adj.:	1.01989794
Adj $ / SQ:	167.499
Other Features:	75000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	539237
Depreciation:	142358
Depreciated Total:	396878

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

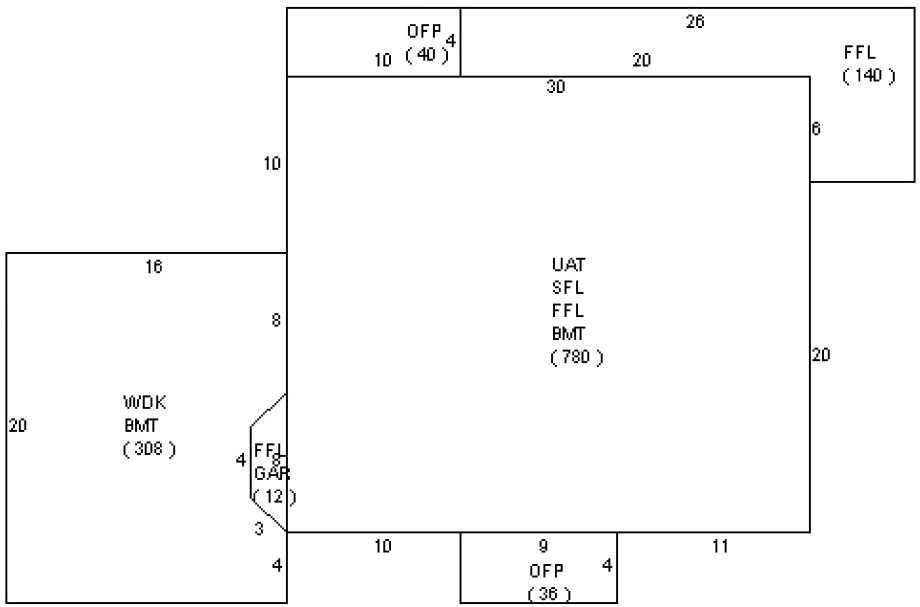
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	202.67
Special Features:	0	Val/Su Net:	117.05
Final Total:	396900	Val/Su SzAd	231.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,088	50.250	54,672
FFL	First Floor	932	167.500	156,109
SFL	Second Floor	780	167.500	130,649
WDK	Deck	308	9.430	2,905
UAT	Upper Attic	195	117.250	22,864
OFP	Open Porch	76	38.970	2,962
GAR	Garage	12	40.800	490
	Net Sketched Area:	3,391	Total:	370,651
Size Ad	1712	Gross Are	3976	FinArea 1907

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

086.0-0003-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	